

**230 W Superior Street  
DULUTH, MN 55802**



**Investment or Owner/User Office for Sale or Lease  
900 - 44,398 sf available**

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# For Sale or Lease

## Property Information

<b>Location:</b>	230 W Superior Street Duluth, MN 55802
<b>Rentable Building Area:</b>	98,068 sf
<b>Land Area:</b>	0.26 acres
<b>PIDs:</b>	010041000730
<b>Year Built:</b>	1956
<b>Floors:</b>	9
<b>Height</b>	130'
<b>Parking:</b>	4.22/1,000 sf
<b>Zoning:</b>	Opportunity zone
<b>Available RSF:</b>	900 - 44,398 RSF
<b>Gross Rent:</b>	\$20.00
<b>Market:</b>	Downtown CBD Duluth



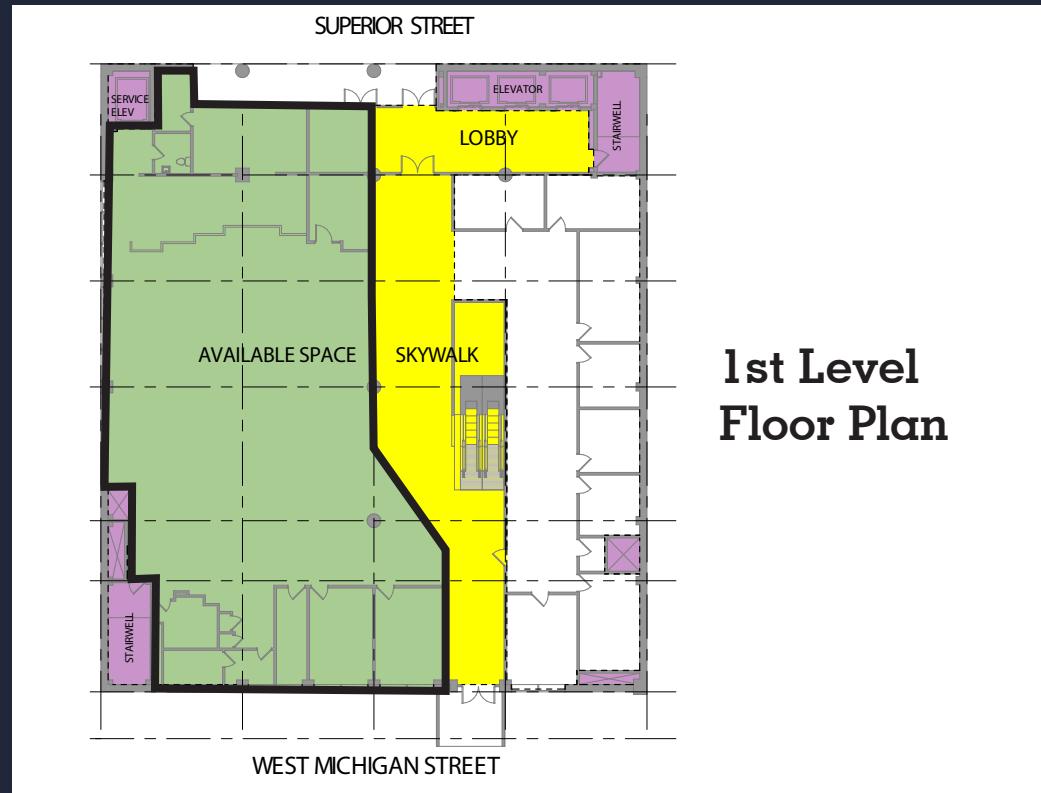
## Availabilities

<b>LL</b>	7,504 SF
<b>Suite 100</b>	1,360 SF
<b>Suite 200</b>	10,432 SF (Full Floor)
<b>Suite 300</b>	11,024 SF (Full Floor)
<b>Suite 400</b>	11,024 SF
<b>Suite 510</b>	900 SF
<b>Suite 600</b>	11,015 SF
<b>Suite 702</b>	2,469 SF
<b>Suite 800</b>	11,026 SF



# For Sale or Lease

Bank Space Available - 1st Floor (Skywalk)



## Bank Space Available

A Unique Opportunity in a Prime Location

- **Street-Level Entrance** for easy customer access
- **Highly Visible 35W Signage** for maximum exposure
- **Connected to the Skyway** - seamless downtown access

Perfect for a financial institution looking to establish a strong presence in a high-traffic area.

# Details

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- Exclusive full-floor availabilities
- Strong financial ownership
- Convenient on-site Wells Fargo Bank located on the first floor level
- Lower-level tech options
- Move-in ready furnished suites ready for immediate occupancy

# Property Summary

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- Prime signage opportunity
- Abundant attached covered parking
- Breathtaking panoramic views of Duluth Harbor and Lake Superior, complemented by abundant natural light
- Debt-free asset



## Get in touch!

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